

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-026</u></a>	<a href="#"><u>EGLISE DE DIEU MOUNT DES OLIVIERS LA NOUVELLE JERUSALEM, INC.</u></a>
<a href="#"><u>03-317</u></a>	<a href="#"><u>ENZA DEVELOPMENT CORPORATION</u></a>
<a href="#"><u>04-114</u></a>	<a href="#"><u>ANILUS GOMEZ BELHOMME</u></a>
<a href="#"><u>04-231</u></a>	<a href="#"><u>EGLISE BAPTISTE ADONAI, INC.</u></a>
<a href="#"><u>04-260</u></a>	<a href="#"><u>HOME VENTURES L. L. C.</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 10/20/04 TO THIS DATE:

HEARING NO. 04-10-CZ8-1 (03-317)

34-52-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: ENZA DEVELOPMENT CORPORATION

- (1) BU-2 to BU-3
- (2) Applicant is requesting to permit an open lot for used car and truck sales with a lot area of 0.46 acres (1 acre required).
- (3) Applicant is requesting to waive the landscape buffer requirements for open lot car and truck sales to permit the greenbelt varying from 5' to 10' in width (15' required).
- (4) Applicant is requesting to permit 130 shrubs (260 shrubs required).
- (5) Applicant is requesting to permit 4 lot trees (11 required).
- (6) Applicant is requesting to permit the landscape buffer area for open lot car and truck sales with 9 buffer trees (15 required at 30' on center) and to waive the required hedge within the buffer area along the north and west rights-of-way and along the east property line abutting a residential district.
- (7) Applicant is requesting to permit a parking back out of 14'5" (17' required) for parking.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and #3 - #7 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Gratigny Motor, Inc.," as prepared by G & Z Drafter, dated 7/16/03 and consisting of 5 sheets: Sheet "a-1", dated last revised 8/20/03 and the remaining 4 sheets dated 8/10/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 110.34' of Tract "A," less the west 5' for road right-of-way, Block 78 of REVISED PLAT OF PORTION OF GOLF PARK, SECTION 2, Plat book 34, Page 36; AND: The south 25' of the north 135.34' of Tract "A," less the west 5' for road right-of-way, Block 78 of REVISED PLAT OF PORTION OF GOLF PARK, SECTION 2, Plat book 34, Page 36; AND: The north 25' of the south 135.34' of Tract "A," less the west 5' for road right-of-way, Block 78 of REVISED PLAT OF PORTION OF GOLF PARK, SECTION 2, Plat book 34, Page 36.

LOCATION: The Southeast corner of N.W. 115 Street & N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.46 Acre

BU-2 (Business – Special)  
BU-3 (Business – Liberal)

APPLICANT: EGLISE DE DIEU MOUNT DES OLIVIERS LA NOUVELLE JERUSALEM, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit the religious facility setback a minimum of 27' from the interior side (south) property line and setback a minimum of 30' from the interior side (north) property line (50' required from property under different ownership).
- (3) Applicant is requesting to permit a minimum 3' wide landscape buffer (5' required) abutting dissimilar land uses to the northeast and northwest.
- (4) Applicant is requesting to permit a 5' high decorative wall (6' required) where abutting dissimilar land uses to the north, south and west.
- (5) Applicant is requesting to waive the zoning regulations requiring interior roads to be 50' in width to permit 15' of dedication (25' required) on the east half of N.W. 8 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department "Mount Olive Church of God," as prepared by Silvia Jorin, AIA, consisting of 6 sheets and dated last revised 5/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the east 50' and the south 261.45' of the east  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 53 South, Range 41 East. AND: The south 116.2' of the south 260' of the west  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 53 South, Range 41 East, less the west 15' thereof. AND: The south 71.2' of the north 143.8' of the south 260' of the west  $\frac{1}{2}$  of the west  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 53 South, Range 41 East, less the west 15' thereof.

LOCATION: 9298 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.75 Acres

PRESENT ZONING: RU-3B (Bungalow Court)  
BU-2 (Business – Special)

HEARING NO. 04-114

4-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: ANILUS GOMEZ BELHOMME

- (1) Applicant is requesting to permit a lot coverage of 34.8% (30% permitted).
- (2) Applicant is requesting to permit a duplex residence with a front setback of 20.8' (25' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Belhomme Residence," as prepared by Charles C. Mitchell, P. E., dated stamped received 4/6/04 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 56, THE TROPICS AMENDED, Plat book 10, Page 17.

LOCATION: 3188 N.W. 94 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,000 sq. ft.

PRESENT ZONING: RU-3B (Bungalow Court 10,000 sq. ft.)

HEARING NO. 04-231

35-52-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: EGLISE BAPTISTE ADONAI, INC.

MODIFICATION of a plan approved pursuant to Resolution SP-831-58, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "Plans entitled 'Land Data No Scale,' prepared by Fred West and dated 1/17/58."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'New Fellowship Hall Building,' as prepared by ADV, Engineering & Inspection, Inc., dated 6/6/04 and dated received 8/24/04, consisting of 5 sheets."

The purpose of the request is to allow the applicant to add a fellowship hall addition to the religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 66' of the north ½ of Block 15, less the west 25' thereof & the south ½ of Block 15, less the west 25' thereof and less the south 35' thereof, dedicated for road purposes, of AVOCADO GROVES, Plat book 1, Page 2.

LOCATION: 1299 N.W. 111 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.51 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-260

31-52-42  
Council Area 8  
Comm. Dist 3

APPLICANT: HOME VENTURES L. L. C.

DELETION of a Condition of Resolution #2360-46, passed and adopted by the Board of County Commissioners, and only as applied to the subject property reading as follow:

“ . . . with building limitation to 15% of lot area exclusive of porte cocheres and open porches. . . ”

The purpose of the request is to allow the applicant to construct a single family residence with a greater lot coverage than previously allowed.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Plans are on file and may be examined in the Zoning Department entitled “New Residence Located at 440 N.E. 110 Street,” as prepared by A. M. Julien, dated stamped received 7/6/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, HOWMAR PARK, Plat book 47, Page 1.

LOCATION: 440 N.E. 110 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.146 Acre

PRESENT ZONING: RU-1 (Single Family Residential)